CVILLE PLANS TOGETHER

Executive Summary

Module 2 of the Zoning Rewrite

March 2023 Draft

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Zoning Rewrite Overview

- **"Zoning" refers to the regulations that govern the development of buildings and use of land.**
  - It ensures that we construct buildings and use land in ways that promote positive outcomes for the community.
  - The adopted Comprehensive Plan, Affordable Housing Plan, and Small Area Plans lay out the long-term vision and policy goals for the city. Through regulation of development, the Zoning Ordinance is one of the primary tools to implement the visions and goals of these plans.
- **When we say we are "rewriting the zoning ordinance" we mean that we are examining all pieces of the zoning ordinance to ensure that:**
  - 1: The Zoning Ordinance supports the Comprehensive Plan (including the Future Land Use Map) and other adopted plans, such as Small Area Plans and the Affordable Housing Plan.
  - 2: We mitigate the flaws and barriers to development previously identified by City planning staff, elected and appointed officials, and community members.
  - 3: The new zoning will be easier to read and apply for everyone involved.
- **Some sections of the Zoning Ordinance are being completely re-written while other sections may adapt or utilize text from the current Zoning Ordinance.**

Learn More

- **View all Module 1 and 2 materials at** cvilleplanstogether.com/draft-zoning/
- **View "Zoning 101" resources to learn more about the purpose of zoning and this rewrite:** Cville Plans Together website (cvilleplanstogether.com/zoning-plan/)
- **View the Affordable Housing Plan**: Cville Plans Together website (cvilleplanstogether.com/affordable-housing-plan/)
- For more information about the general approach to the zoning rewrite, you may wish to review two documents shared with the Charlottesville community in summer 2022:
  - Zoning Diagnostic + Approach Report (finalized in fall 2022)
  - Draft Inclusionary Zoning Analysis & Recommendations

Module Overview

- The new Zoning Ordinance is being drafted in three "Modules," which are pieces of the draft zoning. The topics covered in each module are:
  - **Module 1**: Zoning Districts, Rules of Measurement, Land Use Table, Zoning Map
  - **Module 2**: Development Standards (landscaping, parking, signs, lighting, etc.)
  - **Module 3**: Zoning Administration (review processes)
- This document summarizes the purpose and proposed changes to the sections of the Ordinance covered in Module 2. This document provides a high-level overview. The full modules are (or will be) available for review.
- Please visit CvillePlansTogether.com for the latest information about the zoning rewrite, including responses to frequently-asked questions (FAQs).

Sections of the Current Zoning and Proposed Zoning Ordinance

- Each module includes one or more sections (also called "Articles") of the Zoning Ordinance.
- The table below shows the outline of the current zoning ordinance (Chapter 34 of the Charlottesville Code of Ordinances) on the left and the proposed format for the new zoning ordinance on the right.
- Once the new zoning is adopted, it will replace the current zoning in Chapter 34.

Current Zoning Outline	Draft Proposed Zoning Outline
Chapter 34 of the Charlottesville Code of Ordinances: Zoning (Existing Code) • Article I. Administration • Article II. Overlay Districts • Article III. Residential Zoning Districts • Article IV. Commercial Districts • Article V. Planned Unit Development Districts • Article VI. Mixed Use Corridor Districts • Article VII. Site Plans • Article VIII. Improvements Required for Developments • Article IX. Generally Applicable Regulations • Article X. Definitions	Chapter 34 of the Charlottesville Code of Ordinances: Zoning (Update) • Article 34-1. Introductory Provisions • Article 32-2. Zoning Districts • Article 34-3. Use Regulations • Article 34-4. Development Standards • Article 34-5. Administration • Article 34-6. Definitions

Overview & Relationship to Current Zoning

- This Module includes the proposed Article 34-4 for the new zoning ordinance.
- In the current Charlottesville Code of Ordinances, related topics are covered in Chapter 34 (Zoning), Articles VIII and IX.

Purpose

- **Draft Article 34-4 ("Development Standards")** describes rules that generally apply to all development in all districts, depending on the project type.
- The standards set requirements for things like vehicle and pedestrian access, automobile and bicycle parking, planting standards, tree removal, transitional buffers and screening, signs, and lighting.
- The **Applicability Table** (see right) provides more information on which standards apply to which types of development projects.

		PROJECT TYPE						
DEVELOPMENT STANDARDS		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance and Repair
Development Bonuses	Sec. XX.XX	●	●	○	○	●	●	○
Streetscape	Sec. XX.XX	●	○	●	○	○	○	○
Blocks	Sec. XX.XX	●	○	○	○	○	○	○
Pedestrian Access	Sec. XX.XX	●	●	●	○	○	○	○
Bicycle Parking	Sec. XX.XX	●	●	●	○	●	○	○
Vehicle Access	Sec. XX.XX	●	○	●	○	○	○	○
Vehicle Parking	Sec. XX.XX	●	●	●	○	○	○	○
Parking Design	Sec. XX.XX	●	●	●	○	○	○	○
Other Vehicle Use Areas	Sec. XX.XX	●	●	●	○	●	○	○
Garage Design	Sec. XX.XX	●	●	●	○	○	○	○
Transitions	Sec. XX.XX	●	○	○	○	●	○	○
Screening	Sec. XX.XX	●	●	●	○	●	○	○
Fences and Walls	Sec. XX.XX	●	○	●	○	●	●	○
Landscaping	Sec. XX.XX	●	●	●	○	○	○	○
Environmental Sustainability	Sec. XX.XX	●	●	●	○	○	○	○
Signs	Sec. XX.XX	●	●	○	●	●	●	○
Lighting	Sec. XX.XX	●	○	●	○	○	○	○

KEY: ● = Standards generally apply ○ = Standards do not apply

Companion Documents

- Standards and Design Manual
- Streets That Work Plan
- Best Management Practices for Tree Preservation Manual
- [DRAFT] Affordable Dwelling Unit Monitoring and Procedures Manual

Major Proposed Changes

- **Elimination of minimum parking requirements**
- **New development requirements and bonuses to foster the creation of more affordable housing units**
- **Envrionmental improvements**
  - Tree removal permit requirement for trees over a certain size
  - Clarifications to critical slope requirements
- **Site design standards to require better urban design outcomes**
  - Streetscape requirements
  - Block standards
  - Improvements and clarifications to transition, screening, and buffer requirements

Related Topics not Covered in the Proposed Zoning Rewrite

- **Stormwater** (Covered in Chapter 10 of the Charlottesville Code of Ordinances)
- **Subdivision** (Covered in Chapter 29 of the Charlottesville Code of Ordinances)